

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
DECEMBER 10, 2018  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. November 13, 2018**

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

2, 3

**CONSENT - ITEMS FOR DEFERRAL**

20

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

- 2. PA-16-18 14210 Perkins Road (Deferred from October 15 by the Planning Commission)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use Arterial on property located on the south side of Perkins Road, to the west of Brookehollow Drive, on an undesignated lot of the Alvie H Gardner Tract. Section 38, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) Application *Related to the next item*  
**Withdrawn by the applicant on November 9, 2018**

3.    **Case 70-18**    **14210 Perkins Road (Deferred from October 15 by the Planning Commission)** To rezone from Rural to General Office Low Rise (GOL) on property located on the south side of Perkins Road, to the west of Brookehollow Drive, on an undesignated lot of the Alvie H Gardner Tract. Section 38, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) Application *Related to the previous item*  
**Withdrawn by the applicant on November 9, 2018**
4.    **PA-20-18**    **7544, 7566, 7588 Siegen Lane and 7585, 7599 Goldfinch Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Regional Center on properties located on the west side of Siegen Lane, south of Interstate 10, and east of Goldfinch Drive, on Lots 5 thru 7, 47 and 48 of the Audubon Terrace Subdivision. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) Application *Related to the next item*  
**Cannot be heard because of failure to meet advertising requirements, moved to January 22, 2019**
5.    **Case 81-18**    **7544, 7566, 7588 Siegen Lane and 7585, 7599 Goldfinch Drive** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on properties located on the west side of Siegen Lane, south of Interstate 10, and east of Goldfinch Drive, on Lots 5 thru 7, 47 and 48 of the Audubon Terrace Subdivision. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) Application *Related to the previous item*  
**Cannot be heard because of failure to meet advertising requirements, moved to January 22, 2019**
6.    **PA-21-18**    **7400-7500 UND Thrush Drive and 9835, 9815, 9743, 9733, 9723, 9713, 9671, and 9661 Tanager Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Regional Center on property located on the north side of Thrush Drive and north side of Tanager Drive, to the south of Interstate 10, on Lot 11.374 AC of the Terrace Land Company, Inc. Property and Lots 130 thru 137 of the Audubon Terrace Subdivision, Second Filing. Sections 55 and 60, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) Application *Related to the next item*  
**Cannot be heard because of failure to meet advertising requirements, moved to January 22, 2019**
7.    **Case 82-18**    **7400-7500 UND Thrush Drive** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of Siegen Lane, south of Interstate 10, and north of Bunting Drive, on Lot 11.374 AC of the Terrace Land Company, Inc. Property. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) Application *Related to the previous item*  
**Cannot be heard because of failure to meet advertising requirements, moved to January 22, 2019**

8. **PA-22-18 15694 and 15696 Old Scenic Highway** To amend the Comprehensive Land Use Plan from Industrial to Residential Neighborhood on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer property. Section 76, T5S, R1W, GLD, EBRP, LA (Council District 2- Banks) [Application](#)
9. **PA-23-18 6190 Greenwell Springs Road** To amend the Comprehensive Land Use Plan from Mixed Use Arterial to Employment Center on property located on the southwest quadrant of Greenwell Springs Road and Williamson Street, to the east of North Ardenwood Drive on Lot 10, Smiley Heights Subdivision. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 6- Collins-Lewis) [Application](#)  
***Related to the next item***
10. **Case 86-18 6190 Greenwell Springs Road** To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the southwest quadrant of Greenwell Springs Road and Williamson Street, to the east of North Ardenwood Drive on Lot 10, Smiley Heights Subdivision. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 6- Collins-Lewis) [Application](#) ***Related to the previous item***
11. **PA-24-18 18330 Jefferson Highway** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the southwest side of Jefferson Highway, to the south of Hoo Shoo Too Road on the Sims Tract, formerly a portion of the Emma Dixon Property. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson) [Application](#)  
***Related to the next two items***
12. **Case 85-18 18330 Jefferson Highway** To rezone from Rural to Town House (A2.5) on property located on the southwest side of Jefferson Highway, to the south of Hoo Shoo Too Road on the Sims Tract, formerly a portion of the Emma Dixon Property. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson) [Application](#) ***Related to the previous and next item***
13. **S-12-18 Jefferson Place South Townhomes** A proposed townhouse subdivision located on the west side of Jefferson Highway, south of Hoo Shoo Too Road, on the Sims Tract, formerly a portion of the Emma Dixon Property. (Council District 9-Hudson) [Application](#) ***Related to the previous items but requires Planning Commission approval only***
14. **TA-7-18 Chapter 2, (Administration) (Deferred from October 15 by the Planning Director)** To establish Chapter 2, defining the authority of the Planning Commission, the Board of Adjustment, and the Historic Preservation Commission.
15. **TA-8-18 Chapter 3, (Processes) (Deferred from October 15 by the Planning Director)** To repeal Chapters 3, Administrative Mechanisms, and 19, Amendments, and replace them with Chapter 3, Processes, updating Planning Commission and Historic Preservation Commission processes into a single chapter and providing for common notice provisions.

16. **TA-10-18 Chapter 20, (Definitions)** To remove “Marijuana cultivation” from being allowed as an agricultural use.
17. **Case 79-18 Character Areas** To revise the Official Zoning District map to revise the Downtown, Urban/Walkable, Suburban, and Rural Character Areas.
18. **Case 83-18 6500 Lake Mary Drive** To rezone from Single Family Residential (A1) to Rural on property located on the north side of Groom Road, to the west of Plank Road, on Tract W-3 of the Eric W. Day Estate. Section 29, T5S, R1E, GLD, EBRP, LA (Council District 1-Welch) [Application](#)
19. **Case 84-18 10850 Mead Road** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on the south side of Mead Road and the south side of Interstate 12 to the west of Sherwood Forest Boulevard, on Lot E Salassi of the T. Joe and Ouida Bowen Calloway Property. Section 62, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson) [Application](#)
20. **SPUD-2-18 Valencia Park** A proposed multi-family residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14<sup>th</sup> Street, and west of North 15<sup>th</sup> Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker) [Application](#)  
**Deferred to January 22, 2019 by the Planning Director**

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

21. **PUD-5-07 The Grove Concept Plan Revision 3 (Deferred from November 13 by the Councilmember Watson)** To realign Dawson Creek and redistribute land uses components within existing PUD boundary on property located on the south side of Interstate 10, east of Mall of Louisiana Boulevard, on Tracts WG-2A, WG-2B-1, WG-2B-2-A, WG-2B-2-B, WG-2C, WG-2D, WG-2E-1, WG-2E-2, WG-2F, WG-R, and ROW-1 of The Grove Subdivision and Tracts A and 1 of Morning Glen Subdivision. Section 58, 59, & 60 T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)  
***Related to the next item***
22. **PUD-5-07 Dawson Creek Realignment, The Grove Final Development Plan** Revision to realign Dawson Creek and redistribute land use components on property located on the south side of Interstate 10, east of Mall of Louisiana Boulevard, on Tract WG-2E-2, formerly called the Kleinpeter Property, now called The Grove Subdivision. Section 55, 56, & 57, T8S, R1E, and 58, & 59, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)  
***Related to the previous item***
23. **TND-1-07 Phase 5, Rouzan Final Development Plan Revision 3** To reduce the number of proposed lots, change street names, and modify lot setbacks on property located south of Perkins Road, west of Woodchase Boulevard, on a portion

of the Rem. of Lot RZ-2 of the Ralph Ford Property, and Lots 74-278, Tract E, and Tract OS of the Rouzan Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

24. **PUD-4-10 Fuel Facility, Baton Rouge Metropolitan Airport Final Development Plan** A proposed new aircraft fueling facility on property located on the north side of Chuck Yeager Avenue and west of Merle Gustafson Drive, on a portion of Lot 3.12 AC of the Baton Rouge Metro Airport Property. Section 93, T6S, R1E, GLD, EBRP, LA (Council District 2 Banks-Daniel) [Application](#)
25. **PUD-1-94 Home 2 Suites by Hilton , Citiplace Final Development Plan** A proposed hotel on property located on the north side of Interstate 10, south of CitiPlace Court, on Lot C of the CitiPlace Subdivision. Section 93, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
26. **CUP-9-18 General Assembly of Baton Rouge (420 Staring Lane) (Deferred from September 17 by Councilmember Freiberg and from October 15 by the Planning Commission)** Proposed addition to a residential structure on an existing religious institution site located east of Staring Lane, south of High Point Road, and north of Kingcrest Parkway, on Lots 25 and 26, of the Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP (Council District 12 - Freiberg) [Application](#)
27. **CUP-10-18 Air Filter Services, LLC (5588 Hooper Road)** A proposed service and repair shop located on the south side of Hooper Road, east of Plank Road, and west of Mickens Road, on Lot 13 of the Monterey Subdivision. Section 89, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
28. **S-4-18 East Point Subdivision, Revision 1** A proposed revision to a subdivision of property located on the west side of East Catalina Drive, south of Sugar Land Drive, on a 29.197 Acre Tract of the Sugar Mill Ridge, Inc. Property. (Council District 5-Green) [Application](#)
29. **S-5-18 Lake Haven Subdivision** A proposed residential subdivision located on the east side of Old Scenic Highway, to the south of Copper Mill Boulevard, on Lot 3 of the H.W. Wheeler Tract (Council District 1-Welch) [Application](#)
30. **SS-7-18 Tomie Kendrick Property (Deferred from November 13 by the Planning Director)** A proposed small subdivision with a private street on property located on the west side of Liberty Road and south of Stoney Point Burch Road, on Tract B-1-A-1-A-1-A of the Tomie Kendrick Property. (Council District 1-Welch) [Application](#)
31. **SS-8-18 Henry Rivers Property (Deferred from October 15 by the Planning Director and from November 13 by Councilmember Welch)** A proposed small subdivision with a private street on property located on the east side of Samuels Road and south of Flonacher Road, on a 9.211 Acre Tract of the Henry Rivers Property. (Council District 1-Welch) [Application](#)

- 32. SS-9-18 Commercial Avenue Extension (Deferred from November 13 by the Planning Director)** A proposed commercial subdivision of property located on the north side of Commercial Avenue, to the east of O'Neal Lane, on the Laurence Brook Tract and Tracts X-1-B-1-A, X-1-B-2-A, X-4, X-5 of the former Adelia Blake Perkins Property. (Council District 9-Hudson)  
[Application](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**